

Chapter 5: Industrial Guidelines

The following Design Guidelines seek to assure high quality development in the industrial zoning districts of Temecula. The provisions of this section shall apply to all industrial development within the City. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any industrial district should adhere to these guidelines.

Common elements found in well-designed industrial projects include:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.



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City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Visitor and handicap parking shall be located adjacent to the building entrance while employee parking areas shall be located at the side or rear of the building. (Figure I-6)
- b. Expansive paved areas located between the street and the building should be avoided in favor of multiple small lots separated by landscaping and buildings. (Figures I-1, I-2, I-3, I-4)

Lot Layout

Intent:

Due to the nature of development within industrial districts, building architecture is generally considered secondary to an appropriate site plan. All industrial building site layouts should be designed to provide interesting street scenes, controlled site access, emergency vehicle access, convenient visitor parking, well-screened outdoor storage, loading areas, equipment and service areas, and an emphasis on the entrance or office portion of the building.

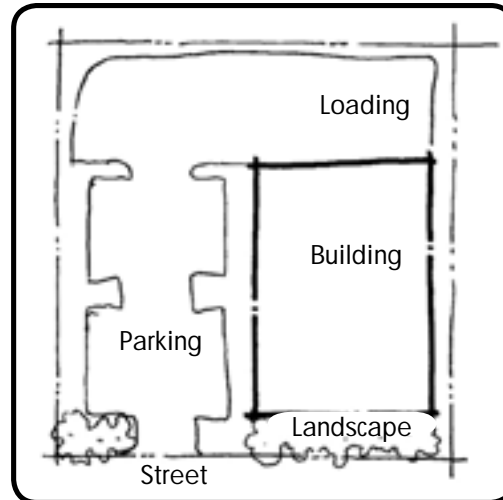


Figure I-1

Encouraged
- building at side

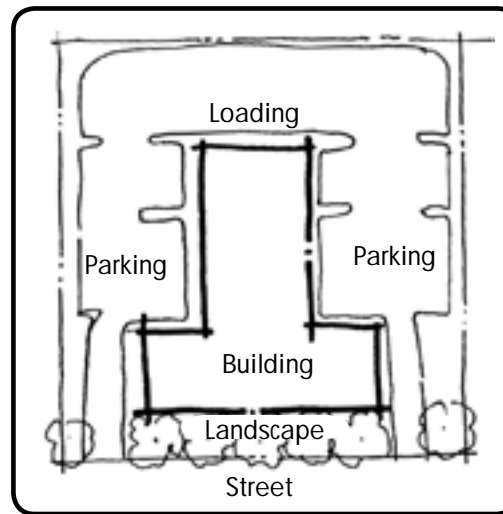


Figure I-2

Encouraged
- building at front

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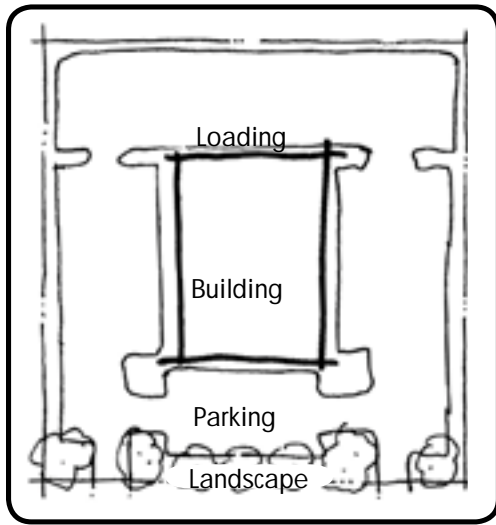


Figure I-3 Street

Encouraged
- centered building

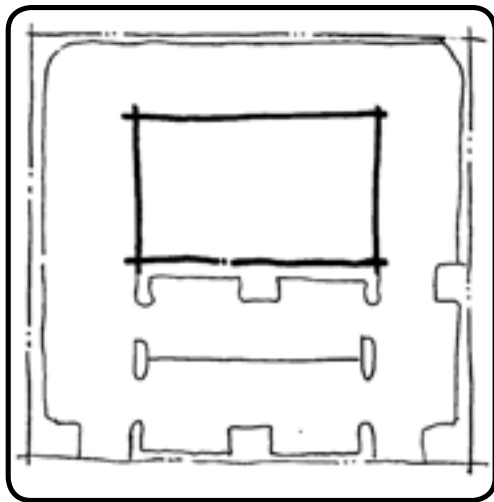


Figure I-4 Street

Discouraged
- building at back
with parking in front

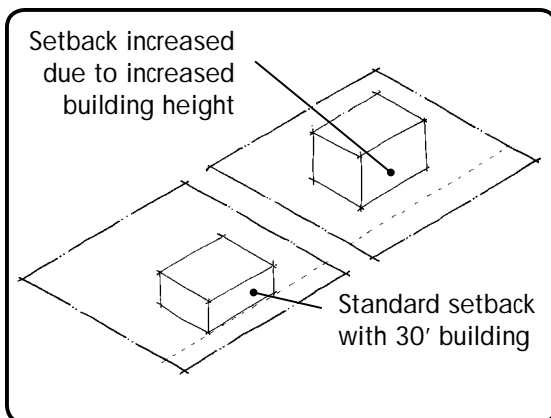


Figure I-5

- c. Where industrial uses are adjacent to sensitive non-industrial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping, should be provided to mitigate any negative effects of industrial operations. (Figure I-6)
- d. An additional 5 feet of front setback should be provided for every 10 feet of building height above 30 feet. (Figure I-5)
- e. Loading areas shall be screened from public view. (Figures I-1, I-2, I-3, I-4, I-6)



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Site Planning

Guidelines:

- a. Within the "Image Zone" there should be an emphasis on materials and landscaping and a quality architectural presence should be established. (Figure I-6)

"Image Zone"

Intent:

The City of Temecula realizes that new industrial development cannot construct utilitarian-type structures which incorporate all of the amenities sought in an office building. The City does want industrial development to look high quality, particularly from the public street. Therefore, the City will most closely scrutinize the "Image Zone" of all industrial development proposals. The area with the most public visibility shall be considered the "Image Zone." The developer should strive to place considerable attention to aesthetics in this area.

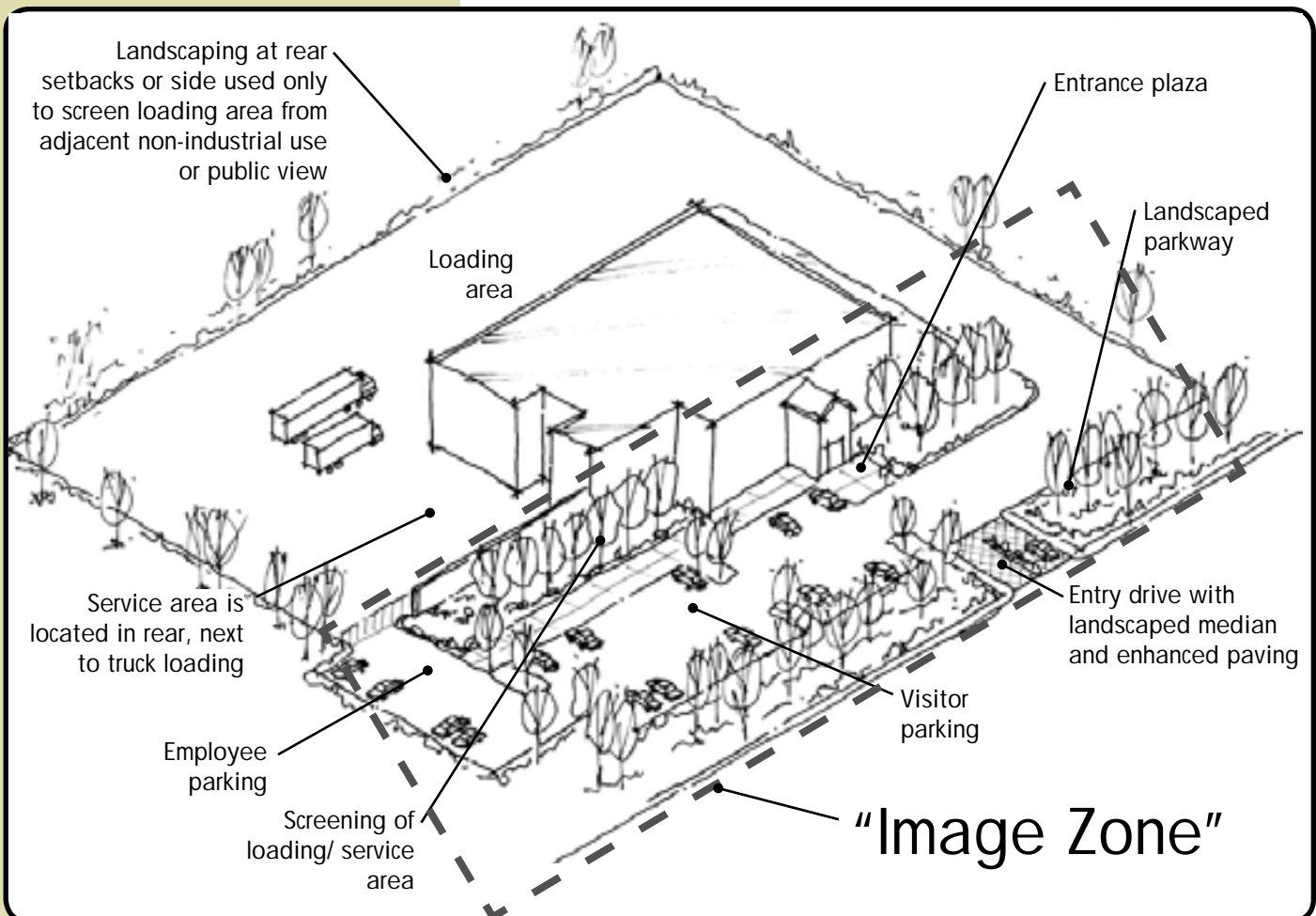


Figure I-6

Visitor parking, employee parking and truck loading areas are all separated

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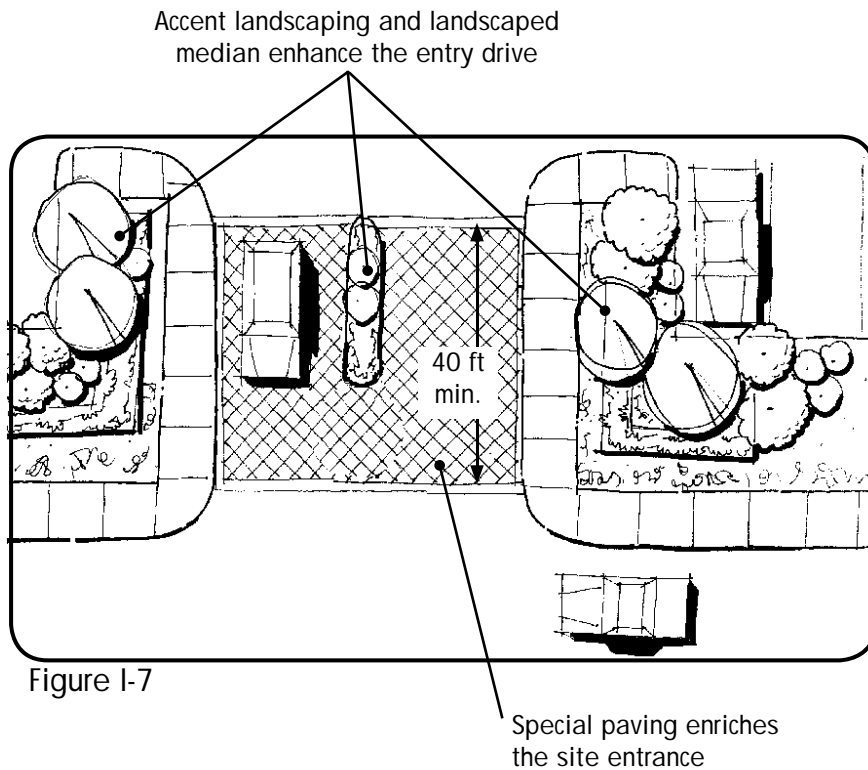


Figure I-7

- b. Entry drive orientation and accent landscaping should be used to enhance/ identify entry sequence. (Figure I-7)
- The entry drive should be oriented toward the main entrance of the building.
 - A minimum 7-foot wide landscaped center median shall be provided at the entry drive. (The City of Temecula Fire Prevention Department requires that landscaped center medians be held back from the driveway apron approximately 20 feet to ensure an unobstructed wheel cut for emergency vehicle access into the site.)
 - Two 10-foot wide landscaped parkways shall flank the entry drive.
 - A minimum 4-foot wide sidewalk on at least one side of the drive aisle should be provided to connect the street to the building.
 - Signs, paving, and planting should be incorporated into a well-designed entry to visually link the site entry to the buildings.
 - Landscaping shall be drought-resistant and consist of native materials.



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Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas or enhanced site features at the building entries. (Figure I-11)
- b. Plazas should include tables, benches or seat walls, potted plants, trash receptacles, canopy trees, and enhanced paving. The provision of trellises and other shade structures is strongly encouraged for pedestrian areas. (Figures I-8, I-9)
- c. On larger sites, focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, and universally accessible changes in pavement levels may be combined to create focal points and identity. (Figures I-12, I-13)

Project Entry and Character

Intent:

Provide attractive and inviting pedestrian scale features, spaces, and amenities within the "Image Zone" to enhance the project's entry.



Figure I-8

Accent planting, seating, and a definable space provide a desirable visitor area



Figure I-9

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- d. Every industrial building site should provide two or more of the following amenities:
 - plazas and courtyards with textured paving;
 - pedestrian seating areas;
 - public art, fountains, or a water feature; or
 - shaded transit stops and information kiosks.
- e. Courtyards, outdoor patios, and plazas should have detailed and well-defined paving designs. Materials should include permeable features, such as brick pavers, tile, grass-crete, decomposed granite, and colored concrete, where appropriate. The reuse of brick and flagstone is encouraged. These site features should be provided adjacent to building entries or facades, in plazas, or in seating areas and should tie into paving at building entries. (Figures I-9, I-11)

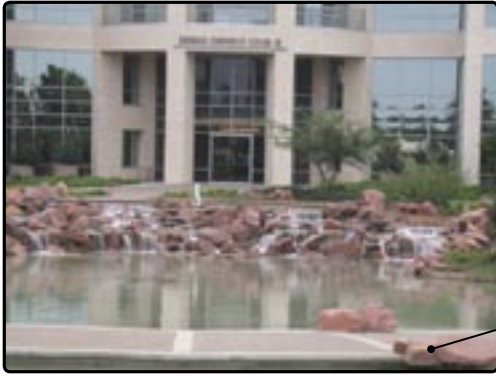


Figure I-10



Figure I-11

Water features, accent landscaping, and textured paving accentuate the building entry



Figure I-12



Figure I-13

Public art enhances these projects



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Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas and employee break areas. (Figure I-16)
- b. Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses. (Figures I-14, I-16, I-17)

Employee/Visitor Seating Areas

Intent:

Provide comfortable, convenient, and easily accessible employee break areas.



Trellis structure provides shade

Figure I-14



Figure I-15

Tables, trash receptacles and canopy trees enhance this break area

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- c. Plazas and employee break areas should include: (Figures I-15, I-16)
- tables,
 - benches or seat walls,
 - trash receptacles,
 - canopy trees, trellis structures, or umbrellas,
 - lighting, and
 - enhanced paving.



Figure I-16

Umbrellas provide shade for employees

Break area is screened and sheltered from parking areas, trash enclosures, and other incompatible uses



Figure I-17



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Site Planning

Guidelines:

- a. Parking facilities shall be designed with adequate area for a vehicle to maneuver without entering the public right-of-way. (Figures I-1, I-2, I-3, I-4)
- b. Crosswalks in parking lots should be accented with special design features such as raised, colored and/or textured pavement, a narrowed roadway, or a combination of the former. (Figure I-18)

Access and Circulation

Intent:

Provide safe and convenient access to the building entry from the street, parking areas, and transit stops.



Figure I-18



Figure I-19

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- c. Easily identifiable pedestrian access shall be provided from the street, sidewalk, parking areas, and bus stops to building entrances and key areas within the site. (Figures I-18, I-21)
- d. Pedestrian walkways should be safe and visually attractive and shall be defined by landscaping and low level lighting. Consider textured paving. (Figures I-19, I-20)



Figure I-20

Pedestrian lighting

Textured paving accentuates the walkway



Figure I-21

Pedestrian amenities (benches, potted plants) and textured paving enhance the pedestrian walkway

Landscaping enhances the walkway and provides a buffer from vehicles



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Site Planning

Guidelines:

- a. Quality directional signs and pavement markings should be provided at all parking and loading facility entrances and exits. (Figure I-23)
- b. Loading areas should be oriented or screened so as not to be visible from a public street or from a non-industrial property. (Figures I-22, I-25)
- c. Loading and service areas shall be screened from public view using a combination of portions of the building, architectural wing walls, decorative screen walls, and/or a 20-foot landscape buffer. (Figures I-22, I-24, I-25)
- d. Screening shall be designed as an integral part of the building design and site layout. (Figure I-22, I-25)

Loading Areas

Intent:

The loading area needs to be sited with care on the industrial site. Wherever possible, various screening methods should be incorporated into the site design to reduce the visual impact of these facilities.

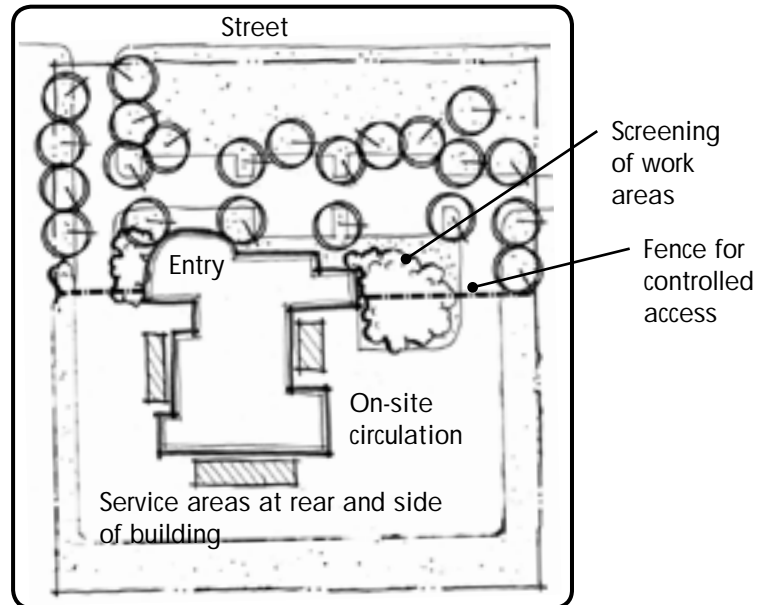


Figure I-22



Figure I-23 Easy to read signs should be located near the project entry and should complement the character of the building

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Figure I-24

Trellis used to screen and enhance loading area

Screen wall is sized adequately to block loading dock from view



Figure I-25

Loading zone at rear of building

Landscaping to screen loading dock

Ample space to maneuver within loading area

- e. Landscaping should be used to screen unsightly areas from the street. It is important to provide the majority of the landscaping where it provides the maximum public benefit. Landscaping throughout the project is essential. It is critical that the "Image Zone" be heavily landscaped, while it is less critical to heavily landscape rear and side elevations that are not visible from public streets or within public view sheds. (Figures I-22, I-25)
- f. Loading areas shall be located on-site so as to prohibit backing in from or onto a public street. (Figures I-22, I-25)
- g. No loading facility or maneuvering areas shall extend into any required minimum yard setback. (Figures I-22, I-25)



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Site Planning

Guidelines:

- Parking areas shall be screened from public view through the use of rolling earth berms (3:1 slope), retaining walls, low masonry walls, elevation changes, landscaping, or combinations of the former. (Figure I-26)
- In addition to the standards set forth herein, new development shall meet the landscape requirements of the Temecula Development Code, Section 17.24.050 Parking Facility Layout and Dimensions.
- A Landscape Maintenance Plan shall be submitted to guide landscapers on the size of plants.

Parking Areas

Intent:

Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider access for emergency vehicles. Parking lots and cars should not be the dominant visual elements of the site from the public street. Parking lots should be landscaped to provide shade for parked cars and to visually enhance parking areas within the "Image Zone".

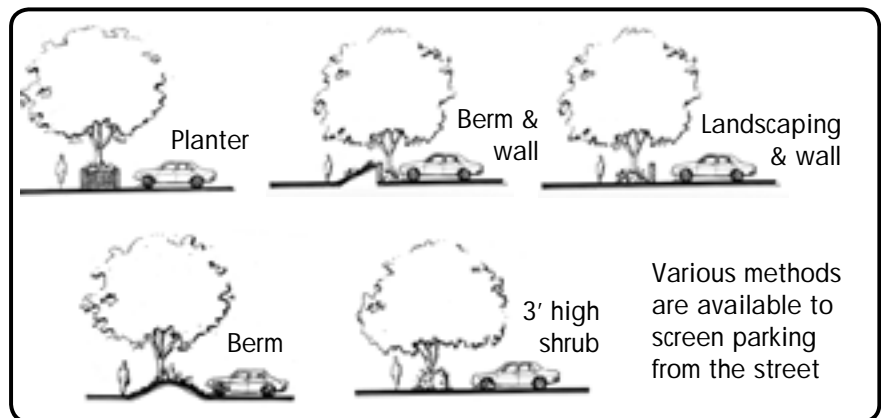


Figure I-26



Figure I-27

Trees are planted throughout the parking area

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Figure I-28



Figure I-29



Figure I-30

Landscape strip at building edge and pedestrian walkway separates the parking field from the building edge

- d. Parking areas in the "Image Zone" shall be separated from buildings by a pedestrian sidewalk (minimum 6 feet) and landscape strip (minimum 5 feet). The landscape strip should be directly adjacent to the building edge to create a buffer and assist in the prevention of graffiti. (Figures I-28, I-29)
- e. Parking areas should provide pedestrian pathways.
- f. A 3-foot paved clearance shall be provided between the sides of parking stalls and adjacent walls.
- g. A 12-inch step-out area should be provided on the inside curb area of the planter, adjacent to parking stalls at the end of drive aisles.



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- h. Raised concrete curbs and traffic barriers shall be utilized to protect building edges and surfaces from damage caused by vehicles or machinery. (Figure I-29)
- i. One landscaped finger island shall be provided per every 10 spaces. Landscape islands shall be a minimum of 5 feet (inside dimension) in width to allow for tree growth and to avoid tree trunks from being hit. (Figure C-48)
- j. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.
- k. Plants used for screening shall be a minimum of 3 feet and a maximum of 3 feet and 6 inches in height at the time of installation. (Figures I-26, I-30)
- l. Trees should be planted throughout the parking areas within the "Image Zone" and not simply at the end of parking aisles. (Figure I-27)

Parking Areas continued

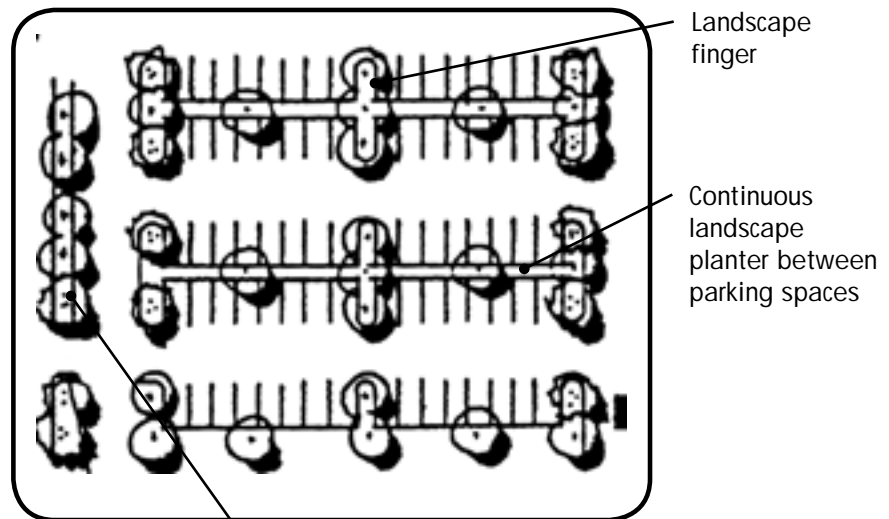


Figure I-31

Accent trees define the entry and delineate drive aisles

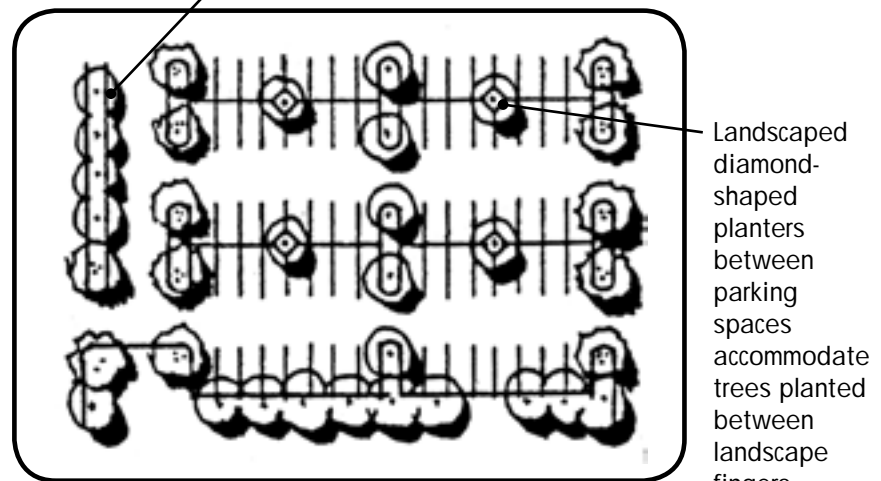


Figure I-32

Landscaped diamond-shaped planters between parking spaces accommodate trees planted between landscape fingers

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Canopy trees provide shade and visual enhancement

Figure I-33



Figure I-34

Accent landscaping identifies entry drive



Raised planting surface with curb used to protect landscaping

Figure I-35

- m. Trees shall have a minimum of 25 feet to a maximum of 40 feet of canopy potential, and shall be sized at a minimum of 36-inch box or larger, at the time of installation. (Figure I-33)
- n. Canopy trees (one tree per four spaces) shall be used throughout parking areas to provide visual enhancement and shade, as well as to reduce glare and heat build up. (Figures I-31, I-32)
- o. Accent landscaping shall be used to enhance and identify the entry drive and to delineate drive aisles. (Figure I-34)
- p. Raised planter surfaces, depressed walks, or curbs shall be used to surround and protect landscaping from vehicular and pedestrian traffic. (Figure I-39)
- q. Development shall incorporate existing natural features into the overall site design, including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.



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Landscaping

Guidelines:

- a. All landscaped areas shall include trees, shrubs, and groundcover. The layout of plant material shall be consistent with the city's adopted water efficient landscape ordinance. (Figures I-39, I-40)
- b. The minimum size of plant materials shall conform to the following mix: (Figures I-39, I-40)

Trees

- 10 percent 48-inch box specimen trees*
- 10 percent 36-inch box
- 30 percent 24-inch box
- 50 percent 15-gallon
- * Used in Image Zone

Ground cover

- 100 percent coverage in one year

Shrubs

- 100 percent 5 gallon

- c. A minimum 6-inch concrete mow strip shall be provided between turf and shrub areas. (Figure I-37)

Planting Areas

Intent:

For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define plazas and break areas, define the edges of incompatible land uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading, and equipment areas. The most intensive landscaping should be planted in the "Image Zone".



Figure I-36

Example of groundcover



Figure I-37

Example of mow strip

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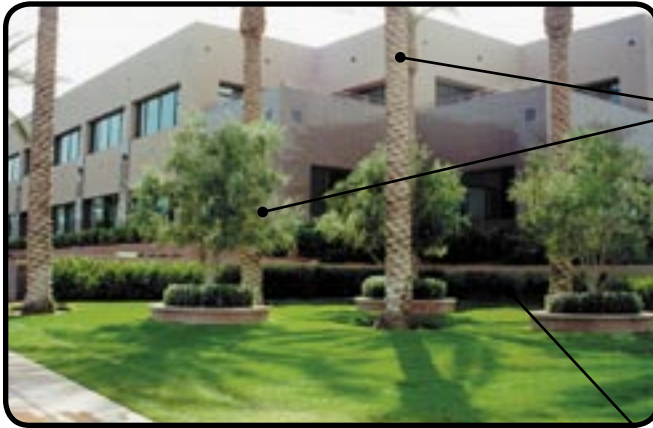


Figure I-38

Trees reduce the scale of the building



Figure I-39

Shrubs adjacent to the building edge reduce risk of graffiti and provide a buffer



Figure I-40

Palm trees reduce the scale of the building

A combination of trees, shrubs, and groundcover shall be provided

- d. A minimum 5-foot wide landscaping strip should be planted adjacent to the building edge to provide a buffer and to limit the potential for graffiti. (Figures I-38, I-39)
- e. Vertical landscape materials shall be utilized to reduce the scale of two story walls. (Figures I-38, I-40)
- f. Wall vines should be incorporated into landscape plans to minimize the potential for graffiti and to soften large wall expanses.
- g. Groundcover shall be installed in landscaped areas to provide a finishing treatment, as well as erosion and weed control. Mulch, bark, and stones/ rock cover shall not be used as an alternative to groundcover. (Figure I-36)
- h. Turf should only be used when it serves a function. Turf areas should be minimized to conserve water.



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Building Design

Guidelines:

- a. Desirable Elements: The architectural qualities and design elements for buildings that are most actively encouraged are:
 - variety of building indentations, architectural details, and materials;
 - building entry accentuation;
 - screening of equipment and storage areas; and
 - landscaping to soften building exteriors.
- b. Undesirable Elements: (Figure I-42) Elements to avoid or minimize are:
 - large, blank, flat surfaces;
 - exposed, untreated concrete block walls (except split face);
 - loading docks facing the street;
 - exposed mechanical equipment;
 - highly reflective surfaces;
 - trash enclosure doors facing the street or visible from street; and
 - barbed wire and razor wire (should never be used unless it is needed to solve a demonstrated security problem).

Building Form

Intent:

The guidelines for industrial development seek not to impose a particular architectural theme or style but to promote quality development that will be an asset to the City. Developers should strive to provide the most attention to aesthetics within the "Image Zone" of the project.



Figure I-41

Stepped building heights should be incorporated into multi-story buildings

Stepped wall planes are encouraged to break up long flat facades



Exposed, untreated concrete block walls should be avoided

Mechanical equipment should be screened instead of exposed

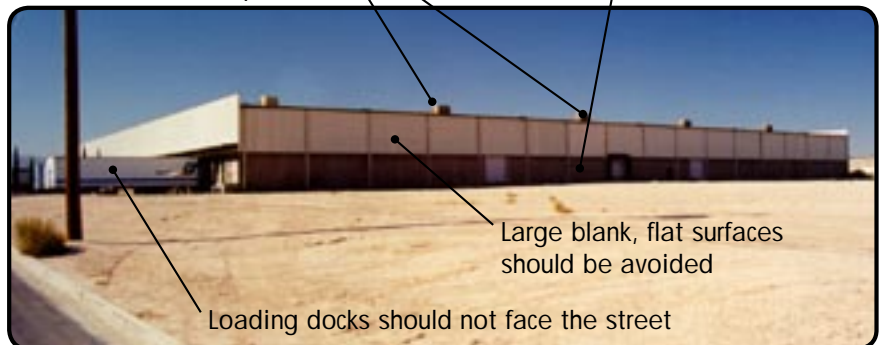


Figure I-42

Large blank, flat surfaces should be avoided

Loading docks should not face the street

Undesirable elements

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Figure I-43



Figure I-44

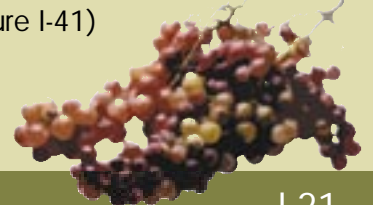
Colonnades and projecting wall planes create a human scale and add interest to the building elevation



Figure I-45

Changes in color and material provide additional articulation to the building

- c. Architectural elements, including overhangs, trellises, projections, awnings, and/or insets, should be incorporated into the building design to create shadow patterns that contribute to a buildings character, particularly in the "Image Zone". (Figure I-45)
- d. Overall building mass shall be divided into smaller identified parts. Large, blank, flat surfaces are not permitted. Wall forms should be articulated with changes in massing, colors, and materials, and a change in horizontal wall plane should occur every 50 feet or less. (Figure I-41)
- e. Consider a colonnade, where appropriate to the architectural style, along the street fronting façade to reduce the massing of tall buildings and add pedestrian scale. This element can be placed within the front setback with the approval of an Encroachment Permit. (Figures I-43, I-44)
- f. Structures two-stories or higher should incorporate a step in the vertical wall plane to reduce the scale of the building. This step can be accomplished by stepping back the floors above the first or by projecting first floor elements or wall surfaces. (Figure I-41)



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Building Design

Guidelines:

- a. Rooflines shall be broken by changes in height or wall plane at intervals no greater than 50 feet. (Figures I-50, I-51)
- b. Roof forms shall be designed to completely screen roof-mounted equipment from public view. All screening shall be constructed consistent with the materials of the building and not simply "box-in" the equipment. (Figure I-47)
- c. A full pitched roof over an entire industrial building is not realistic. Where feasible and appropriate to the architectural style of the building, a full pitched roof should be provided over the entry and/or office portion of the structure. (Figure I-46)

Roof Forms

Intent:

Roof forms and planes should be varied to create visual interest and to define the building edge.



Figure I-46

Full roof forms over portions of the image portion of the building and the arcade enhance the facade

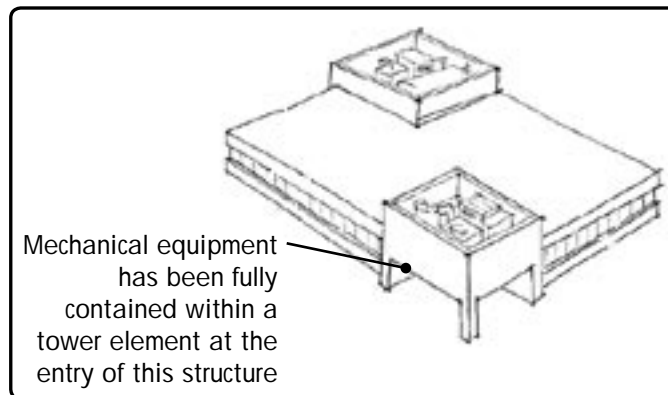


Figure I-47

When a full roof is not possible due to the size of the building, a continuous mansard should wrap around the entire structure



Figure I-48

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Parapet caps should be used to articulate the roofline

Figure I-49



Variation in the wall and roof planes and forms reduce the scale of the buildings

Figure I-50



Figure I-51

- d. Piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used. Mansard roofs should wrap around the entire perimeter of the structure. (Figure I-48)
- e. Parapets shall have sufficient articulation of detail, such as precast treatments, continuous banding (contrasting paint color), or projecting cornices or lentils, or caps. (Figure I-49)



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Building Design

Guidelines:

- a. Front elevations in the “Image Zone” shall express a high window to wall ratio. (Figures I-57, I-60)
- b. Window type, material, shape, and proportion should complement the architectural style of the building entry. (Figure I-55)
- c. Windows shall be inset into the primary wall plane a minimum of 3 inches where appropriate to the architectural style of the building, in order to provide some shadow detail. (Figure I-56)
- d. Entries shall be articulated, covered, and/or recessed. (Figures I-52, I-53, I-55, I-56, I-57)
- e. Architecture, pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting shall be used to emphasize entries. (Figure I-55)

Windows and Entries

Intent:

Entries and street fronting elevations should have a high window to wall ratio; however, windows are encouraged on all elevations to enhance the facade and provide natural daylight. Entry features should be designed as a significant aspect of the building's overall composition.



Figure I-52



Figure I-53

Varying rooflines, projecting elements, and recessed entries create an easily identifiable entry feature



Figure I-54

Entry signs should be similar to the architectural style of the building

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Figure I-55

Additional mullions complement the architectural style of the building

Large entry plaza



Figure I-56

Recessed windows add depth to the elevation

Entry element is a different height than the rest of the building and has a unique roof form



Figure I-57

High window (void) to wall (solid) ratio

Recessed entries provide protection from the environment

Landscaping, a fountain, and potted plants enhance this entry

- f. Entry plazas should incorporate landscape components and decorative paving accents.
- g. Entry signs should be similar, in scale and imagery, to the architectural style of the building. (Figure I-54)
- h. A dominant entry should offer protection from the elements. Projecting elements or recessed doorways provide shelter. (Figures I-52, I-53, I-57)
- i. Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used at building and common space entryways to unify a project.



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Building Design

Guidelines:

- a. Multiple exterior wall finishes, including stucco, plaster, glass, stone, brick, and/or decorative masonry, should be used to define building form and create interest at entries. Buildings shall not employ a singular material from base to parapet. (Figures I-58, I-59, I-61)
- b. Entries and building bases should be articulated through the use of color, material change, and/or texture. (Figure I-58)
- c. Pre-cast walls should incorporate reveals, recessed panels, recessed windows, and/or molding to articulate the building exteriors. (Figures I-58, I-62)

Materials and Colors

Intent:

Materials and colors should be varied to create visual interest in building facades.



Figure I-58



Figure I-59

A combination of split face and smooth finish block create interesting textures and pattern on the facade

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Figure I-60

Varying rooflines

High window
to wall ratio

Projecting canopy

Warm colors and earth
tones used in window
mullions and building
exteriors create a high
quality appearance
and reduce glare



Figure I-61

A different color, material and the brick
layout adds visual interest to the facade



Figure I-62

Scoring on the otherwise
smooth concrete wall
panel adds visual interest

- d. Large areas of smooth finish concrete wall panels should be enhanced with some form of texture. Consider using heavy textured paint or forming textures into selected areas of wall panels to avoid a glossy/high glare look on building surfaces.
- e. Warmer earth tones are preferred to white or other bright colors that produce glare. (Figures I-60, I-61)
- f. All metal buildings and concrete tilt-up buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces should include portions of stucco, plaster, glass, stone, brick, or decorative masonry. Stock, "off-the-shelf" metal buildings are not permitted as primary structures.



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Utilitarian Aspects

Guidelines:

- a. Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room, along with the roof access ladder. Where this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation or otherwise screened from the "Image Zone" view. (Figures I-63, I-64)
- b. Per City of Temecula Fire Prevention Department requirements, fire risers shall be located in a separate room with direct exterior access. The fire riser and fire alarm panel are the only items that may be located in this room.
- c. Transformers shall be placed underground whenever possible to maximize safety and minimize visual impacts. Where this location cannot be achieved, the transformers shall be well screened (per utility company standards and approval) and placed in the rear or side yard. (Figures I-64, I-65)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

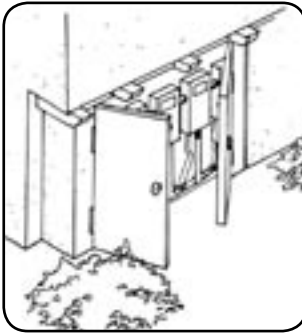


Figure I-63

Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room



Figure I-64

Outdoor equipment shall be screened from view



Figure I-65

A combination of materials and textures enhance this enclosure

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Double detector
check valve

Figure I-66

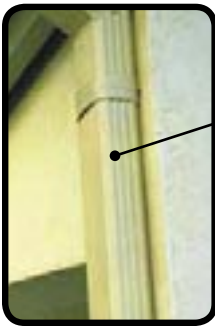


Utility area should be
designed as an integral
part of the building

Figure I-67



Figure I-68



Gutters and other exposed
exterior features should be
painted to match the wall
surface, unless intended as
an accent element

Figure I-69

- d. Double detector check valve assemblies (backflow preventers) should not be located at visually prominent locations such as the end of drive aisles or at site entries, subject to approval by the local fire department. (Figure I-66)
- e. Exterior storage shall be oriented so as not to be visible from a public street and shall be screened using a combination of solid walls similar to the main building and a landscaping buffer. (Figure I-67)
- f. A continuous screen shall be provided around any outdoor equipment and should follow the screen wall guidelines.
- g. All vents and flashing should be painted to match the color of the adjacent surface.
- h. All gutters and downspouts should be internalized. If this location is not possible, then these elements should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment, such as a copper downspout. (Figures I-68, I-69)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Screen and sound attenuation walls located along public streets shall be offset with an average setback of 25 feet and a minimum setback of 20 feet, as measured from the face of curb. Offsets in the wall shall be a minimum of 5 feet and should occur randomly every 50 feet, depending on the length of the wall. (Figure I-72)
- b. All non-transparent perimeter walls and/or fences in the "Image Zone" shall be architecturally treated on both sides. For example, if one side of a concrete block wall is covered with plaster to make it aesthetically pleasing, both sides should be finished in the same manner.
- c. Large expanses of fences or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided at minimum intervals of 50 feet along screen or perimeter walls. Vines planted adjacent to walls to break up flat surfaces are also strongly encouraged. (Figures I-70, I-71, I-74)

Walls and Fences/Screening

Intent:

Walls should be designed to blend with the site's architecture. Landscaping should be used in combination with walls to soften the appearance and to aid in the prevention of graffiti.

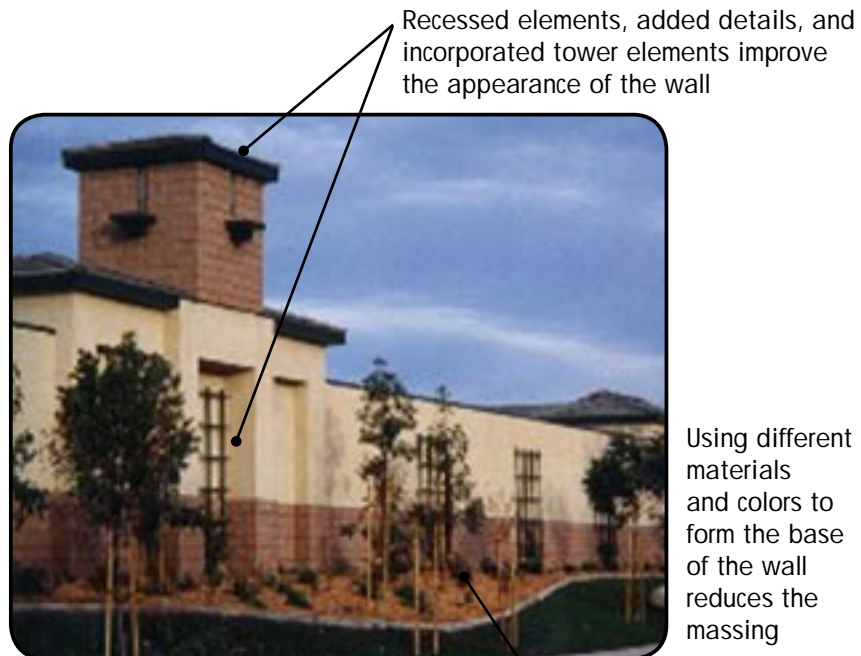


Figure I-70



Figure I-71

Various materials and colors as well as projecting wall planes and heights enhance the wall's appearance

Chapter 5

Industrial Guidelines

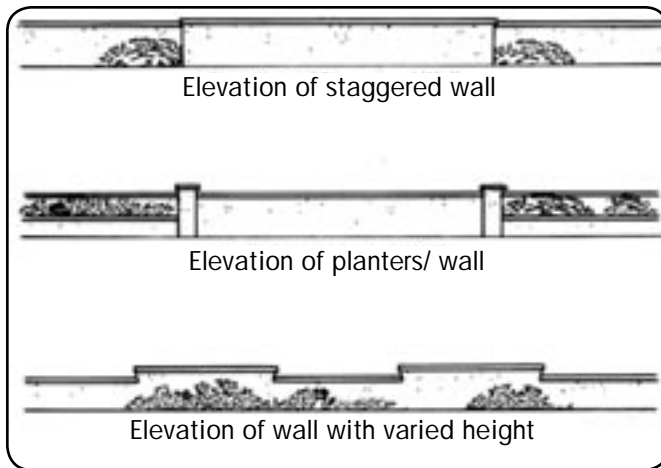
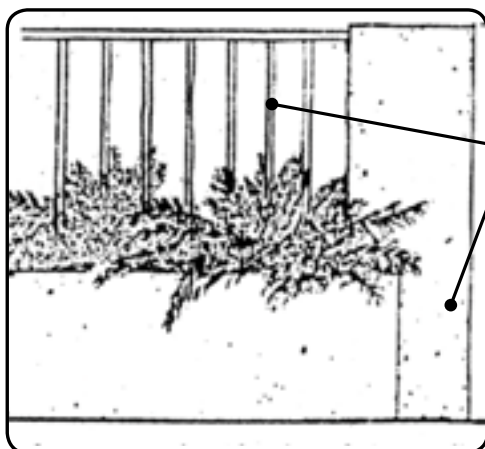


Figure I-72



A cap provides a finished look to a wall and is strongly encouraged

Figure I-73



A combination of wrought iron and solid wall is recommended for security fencing

Figure I-74

- d. Walls that are less than 6 feet tall can substitute a variation in the wall plane by incorporating pilasters at a minimum of 10 feet on center, (Figure I-71)
- e. All fences and walls required for screening purposes shall be of solid material, painted and textured to match elements of the adjoining building elevations. Trees and shrubs shall be planted adjacent to the walls to soften the wall's appearance. (Figure I-72)
- f. Wall designs shall include a continuous cap and are encouraged to provide a variation in wall height. (Figure I-73)
- g. Where required and where visible from the street, security fencing shall be a combination of solid pillars or short solid wall segments and wrought iron grillwork. Chain link or similar metal wire fencing is strictly prohibited for screening purposes when visible from the street. (Figure I-74)
- h. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figure I-70)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Trash and recycle enclosures should be consistent with the design of the project and building architecture. Materials that are the same or similar to the materials used on the building should be used on the enclosure. Architecturally designed roof structures are required to create a finished looking structure. (Figures I-75, I-78)
- b. Enclosures shall be located away from adjacent residential uses to minimize nuisances to neighboring properties.
- c. Enclosures shall be separated from adjacent parking stalls with a minimum 5-foot wide planter to screen the enclosure. (Figures I-77, I-78)

Trash Enclosures

Intent:

Trash enclosures should be carefully designed, located, and integrated into the site plan. The enclosures should not detract from the street viewsheds or create a nuisance for adjacent property owners. Trash enclosures are not permitted in the "Image Zone".



Figure I-75

Enclosures should be designed to complement the architectural style of the project



Figure I-76

Combinations of chain link fencing and wood enclosures are prohibited

Chapter 5

Industrial Guidelines

- d. Enclosures should be surrounded by buildings or landscaping on three sides. Doors shall not face the street.
- e. Trash/ recycling containers shall be large enough to handle the refuse generated by the site and to accommodate extra containers for recycling.
- f. The use of chain link fencing and gates with wood slats to screen trash/ recycling containers is prohibited. (Figure I-76)
- g. All regular or long-term trash receptacles shall be stored in an enclosure with a solid roof.



Figure I-77

Landscaped planters help to screen enclosures and protect the landscaping from damage caused by motorists

Trash enclosures should complement the architectural style of the building



Figure I-78



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Light poles shall be to scale with the building or complex and surrounding area and have a maximum height of about 25 feet. Where adjacent to residential uses, light poles shall not exceed 15 feet. (Figure I-79)
- b. Pedestrian light poles along sidewalks or pathways should be under 15 feet high. Decorative illuminated bollards and fixtures incorporated into the steps are encouraged. (Figures I-80, I-82)
- c. Exterior building and site lighting shall be directed away from adjacent properties and light sources shall be shielded from direct off-site viewing.
- d. Security lighting fixtures shall not project above the fascia or roofline of the building and shall be shielded. The shield shall be painted to match the surface to which it is attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

Lighting

Intent:

The type, location, style, and intensity of lighting should be carefully selected to avoid direct glare into neighboring properties and to be architecturally compatible with the character of the development.



Figure I-79



Figure I-80

Light poles in industrial areas should be a maximum of 25' high and lighting should be shielded to avoid direct glare into neighboring properties

Chapter 5

Industrial Guidelines

- e. All building entrances shall be well lighted with a minimum of 5 footcandles.
- f. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions. (Figure I-82)
- g. Parking lots, and access thereto, shall be illuminated with a minimum of 1 footcandle. (Figure I-82)
- h. Light fixtures shall be architecturally compatible with the building design to help to define the character and unify the project. (Figure I-81)



Figure I-81

Lights should complement the architectural character of the building and project



Figure I-82

Use of bollards to illuminate pathways within the project is encouraged



City of Temecula

City-Wide Design Guidelines

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